



## PLANNING COMMISSION MEETING AGENDA WEDNESDAY, SEPTEMBER 2, 2020

Brian Andersen, *Chairman*  
Carl Bloomfield, *Vice Chairman*  
David Cavenee

Noah Mundt  
Jän Simon

Philip Alibrandi, *Alternate*  
Nathan Mackin, *Alternate*

Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona

Study Session: 5:00 p.m.  
Regular Meeting: 6:00 p.m.

**AGENDA ITEMS MAY BE DISCUSSED IN A DIFFERENT SEQUENCE.  
ITEMS WILL NOT BE DISCUSSED PRIOR TO POSTED MEETING TIME.**

Due to the ongoing impacts of the [COVID-19 pandemic](#), which have prompted declarations of a public health emergency at the local, state, and federal levels, **members of the public will either be able to attend the Planning Commission meeting in person or participate remotely.**

The number of people allowed in the Council Chambers will be limited to ensure physical distancing as required by the Governor's Stay Healthy, Return Smarter, Return Stronger Executive Order (E.O. 2020-36) and as recommended by both the Centers for Disease Control and the Arizona Department of Health Services. Admittance to the Council Chambers will be on a first come, first served basis. Anyone who arrives after the Council Chambers is at capacity will be able to participate in the public meeting in the lobby or elsewhere via one of the various remote options. Members of the public attending the meeting in person will be required to wear a face covering as mandated by Maricopa County pursuant to its order dated June 19, 2020.

For any members of the public who decide to participate in the public meeting in the lobby, a staff member will ask whether anyone wishes to address the public body both prior to the Public Hearing agenda item. Those members of the public in the lobby wishing to address the public body, if any, will then be escorted into the Council Chambers one by one and will be given the opportunity to address the public body.

Please be aware that these measures are in place to limit the need for members of the public to participate in a large public gathering, while ensuring that the discussions, deliberations, and actions taken in public meetings in the Town of Gilbert are transparent and conducted openly in compliance with Arizona law.

For those who do not wish to attend in person, the public will also be able to fully participate in public meetings remotely through various technological means, as permitted under Arizona law. Additionally, items on agenda may be shortened, continued to a future public meeting, or taken out of order. Moreover, participants will be allotted a limited amount of time to speak at public meetings (the exact amount of time will be determined at the meeting by the Mayor/Chair depending on the number of participants, as permitted by Town Code and state law).

### Remote Viewing

For those who want to view the Planning Commission meeting without attending in person or addressing the public body, the meeting will be broadcast on Cox Channel 11 (for Gilbert residents with cable service) and a live stream of the meeting will be broadcast online at <https://gilbertaz.gov/gilbertlive>. These meetings are also recorded and available for view anytime on the [Gilbert Live](#) website.

In addition, the Town has made a number of resources available that would allow the public to address public bodies remotely during public meetings. Any member of the public who wishes to address the [Planning Commission](#) can choose any of the following options.

### Email

Members of the public who wish to address the [Planning Commission](#) via email will need to send their comments to [PlanningCommissionMeeting@gilbertaz.gov](mailto:PlanningCommissionMeeting@gilbertaz.gov) **no later than 5 p.m. the day before the Planning Commission meeting**. All emails received by this deadline will be distributed to the members of the Planning Commission for their review and consideration (and not read aloud at the meeting). Emails sent after this 5p.m. deadline will not be distributed to the members of the Planning Commission or read aloud at the meeting. In the email, please identify your name, city/town of residence, and either state that your comment pertains to the Communications from Citizens section or identify the particular Public Hearing item that your comments concern.

### Online Comment Card

**At least one hour before the [Planning Commission](#) meeting**, submit an online [public comment card](#) and indicate whether you are for or against the public hearing item. Online comment cards not submitted by the deadline will not be read at the meeting.

### Listening Via Conference Line/Addressing the Planning Commission Telephonically

A conference line will be available in order to listen to the [Planning Commission](#) meeting if you are not able to view the meeting on Cox Channel 11 or on the [Gilbert Live](#) website. The conference line number and access code for this meeting are:

**+1-415-655-0001 US Toll**

**Access Code: 133 537 0581**

### WebEx Online Meeting Platform

Members of the public, applicants, and Town staff will also have the ability to participate in the [Planning Commission](#) meeting via WebEx in order to give presentations during the Communications from Citizens and the Public Hearing sections of the meeting.

**If you would like to address the Planning Commission via the WebEx platform, you must register for the public meeting before it begins.**

The WebEx registration link is: [WebEx Registration Link](#)

Preregistration allows Town staff to have your information ahead of time and ensure that you are called on at the appropriate time.

If you are not able to pre-register on WebEx, you may still have the opportunity to participate via WebEx and would need to let the WebEx moderator know when you log-on that you wish to present at the meeting. However, you must log-on and register before the Planning Commission calls the agenda item that you wish to address. Once the Planning Commission has discussed an agenda item, it is closed to further discussion and will not be reopened.

If you have any issues accessing the WebEx platform, the link to WebEx technical support is below.

- [WebEx Technical Support](#) (1-866-229-3239)

#### **BACKUP ONLY if WebEx Becomes Unavailable**

The following Microsoft Teams link below will **ONLY** be utilized if the above-mentioned WebEx link and toll-free number become unavailable or if issues occur within the WebEx platform. This link will be operational within 15 minutes of WebEx becoming unavailable. We encourage all residents who wish to participate in the Planning Commission meeting to pre-register for both platforms.

The Microsoft Teams link is: [BACKUP ONLY if WebEx Becomes Unavailable](#)

If you have any issues joining the Microsoft Teams platform, the link to Microsoft technical support is below.

- [Joining Microsoft Teams](#)

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	<b>CALL TO ORDER STUDY SESSION</b>
	5A. Z20-05 LDC REFRESH: Citizen Review and initiation of amendments to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 1: General Provisions, Division 2: Land Use Designations, Division 3: Overlay Zoning Districts, Division 4: General Regulations, Division 5: Administration, and Division 6: Use Definitions; Chapter II Design Standards and Guidelines; Chapter III: Subdivision Regulations, Glossary of General Terms, Appendix 1: Graphics and the Town of Gilbert Zoning Map. The intent is to modernize the Land Development Code, focusing on obsolete regulations, the clarification of unclear requirements, resolve discrepancies, the simplification of the language and layout, removal of redundant text, the replacement of text with tables and graphics and new graphics and format. In addition, amendments will codify the product of a comprehensive review to clarify terms and add cross references where needed. Amy Temes (480) 503-6729.
	1. Z19-01 HERITAGE DISTRICT DESIGN GUIDELINES: Amendment to the Town of Gilbert Land Development Code, amending Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.4 Heritage Village Center Zoning District, Division, 3 Overlay Zoning District, Article 3.4 Heritage District Overlay Zoning District, and Division 6 Use Definitions; Chapter II, Design Standards and Design Guidelines, Article 1.8 Heritage District Design Guidelines; and the Glossary of Terms related to development standards within the Heritage Village Center Zoning District. The effect of these amendments will be to revise the development standards, update the Glossary of Terms, and create new guidelines and application procedures. Amy Temes (480) 503-6729 / Amanda Elliot (480) 503-6886. <b>Continue to October 7, 2020.</b>

TIME	<p style="text-align: center;"><b>AGENDA ITEM</b></p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>2. ST20-10 FLORA BY TOLL BROTHERS AT MORRISON RANCH: Four (4) new Standard Plans by Toll Brothers for 67 Lots 429-451 and 524-567) on approximately 33.9 acres generally located at the northwest corner of Recker Road and Bloomfield Parkway and zoned Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.</p>
	<p>3. UP20-26 SPEEDWAY CONVENIENCE - FUEL DISPENSING: Request to approve a Conditional Use Permit for approx. 3.9 acres located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.</p> <p>UP20-27 SPEEDWAY CONVENIENCE - 24-HOURS OPERATION: Request to approve a Conditional Use Permit for approx. 3.9 acres located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.</p> <p>UP20-28 SPEEDWAY CONVENIENCE - LIMITED SERVICE RESTAURANT: Request to approve a Conditional Use Permit for approx. 3.9 acres located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.</p> <p>DR20-94 SPEEDWAY CONVENIENCE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.9 acres, generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC). Sydney Bethel (480) 503-6721.</p>
	<p>4. GP20-02 POWER COMMERCE CENTER GP: Request for Minor General Plan Amendment to change the land use classification of approx. 9.6 acres generally located north of the northwest corner of Power and Elliot Roads, from Business Park (BP) to Light Industrial (LI). The effect of this amendment will be to change the plan of development to allow for a small industrial park.</p> <p>Z20-06 POWER COMMERCE CENTER: Request to amend Ordinance No. 2623 to rezone approx. 9.6 acres within the Morrison Ranch Business Center Planned Area Development overlay zoning district (PAD) and generally located north of the northwest corner of Power and Elliot Roads from approx. 174.1 acres of Business Park (BP), 84 acres of Light Industrial (LI), and 118.2 acres of General Commercial (GC), all with a PAD to approx. 164.5 acres of Business Park (BP), 93.6 acres of Light Industrial (LI), and 118.2 acres of General Commercial (GC), all with a PAD as shown on the exhibit (map) available for viewing in the Planning and Services Division, all subject to the conditions of development set forth in the prior ordinances.</p> <p>DR20-97 POWER COMMERCE CENTER: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 14.7 acres, generally located north of the northwest corner of Power and Elliot Roads, and zoned Business Park (BP) and Light Industrial (LI) with a planned area development (PAD). Josh Rogers (480) 503-6589.</p>
	<p>5B. Z20-05 LDC REFRESH: Citizen Review of amendments to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 1: General Provisions, Division 2: Land Use Designations, Division 3: Overlay Zoning Districts, Division 4: General Regulations, Division 5: Administration, and Division 6: Use Definitions; Chapter II Design Standards and Guidelines; Chapter III: Subdivision Regulations, Glossary of General Terms, Appendix 1: Graphics and the Town of Gilbert Zoning Map. The intent is to modernize the Land Development Code, focusing on obsolete regulations, the clarification of unclear requirements, resolve discrepancies, the simplification of the language and layout, removal of redundant text, the replacement of text with tables and graphics and new graphics and format. In addition, amendments will codify the product of a comprehensive review to clarify terms and add cross references where needed. Amy Temes (480) 503-6729.</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	6. Discussion of Regular Meeting Agenda
	<b>ADJOURN STUDY SESSION</b>
6:00 P.M.	<b>CALL TO ORDER REGULAR MEETING</b>
	<b>PLEDGE OF ALLEGIANCE</b>
	<b>ROLL CALL</b>
	7. <b>APPROVAL OF AGENDA</b>
	<b>COMMUNICATIONS</b>
	8. <b>Communications from Citizens</b> At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.
	9. <b>Report from Council Liaison on Current Events</b>
	<b>PUBLIC HEARING (CONSENT)</b> All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.
	10. DR20-84 AIR GUITAR: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.37 acres, generally located at the northwest corner of Higley and Ray Roads, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.
	11. S20-08 GABRIELLA POINTE COMMERCE CENTER-INFRASTRUCTURE PLAT: Request to approve a Preliminary Infrastructure Plat, streetscape plan, grading and drainage plan, theme walls designs and entry monuments for Gabriella Pointe, on approx. 148.56 acres located at the southeast corner of Higley Road and Warner Road in the Regional Commercial (RC), Business Park (BP), Multi Family/Medium (MF/M) and Multi Family/Low (MF/L) zoning districts. Keith Newman (480) 503-6812.
	12. DR20-24 RECON OFFICE BUILDING: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.74 acres, generally located at 62 South William Dillard Drive, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.
	13. DR20-91 NEC VAL VISTA AND PECOS-PAD B: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.04 acres, generally located east of the northeast corner of Val Vista Drive and Pecos Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	<b>ADMINISTRATIVE ITEMS</b> Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.
14.	<b>Planning Commission Minutes</b> - Consider approval of the minutes of the Study Session & Regular Meeting of August 5, 2020.
	<b>COMMUNICATIONS</b>
15.	<b>Executive Session</b> – The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.
16.	Report from Chairman and Members of the Commission on current events.
17.	Report from Planning Services Manager on current events.
	<b>ADJOURN</b>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, October 7, 2020, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

**NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.